



## Halnaby Avenue

Darlington DL3 8UH

Offers In The Region Of £350,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Halnaby Avenue

Darlington DL3 8UH



- Four Bedroom Detached Property
- Gardens to Front and Rear
- Garage

- Mowden Area of Darlington
- Ideal Family Home
- Council Tax Band E

- No Onward Chain
- Off Street Parking
- EPC Rating D

In the desirable Mowden area of Darlington, this charming detached house on Halnaby Avenue presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is perfect for those who value both space and functionality.

Upon entering, you will find three inviting reception rooms that offer ample space for relaxation and entertaining. The layout is designed to cater to modern family living, ensuring that everyone can enjoy their own space while still coming together in the heart of the home. The property also features two bathrooms and a ground floor w.c, providing convenience for busy mornings and accommodating guests with ease.

For those with vehicles, the property includes off-street parking for up to two vehicles, along with a garage, ensuring that parking is never a concern. With No Onward Chain, this makes the property even more appealing, allowing for a smooth and straightforward purchase process.

The surrounding Mowden area is known for its family-friendly atmosphere, with local amenities, schools, and parks all within easy reach. This property is not just a house; it is an ideal family home where cherished memories can be made. If you are looking for a spacious, well-located property in Darlington, this is an opportunity not to be missed.

## Entrance Hall

Composite door to front, stairs to first floor landing with storage under.

## Lounge

14'00 x 13'10 (4.27m x 4.22m)

Upvc double glazed bay window to front and window to side, coving to ceiling, feature fireplace with inset gas, coal effect fire and radiator.

## Dining Room

9'04 x 8'10 (2.84m x 2.69m)

Double doors to rear, coving to ceiling and radiator. Open Archway to kitchen.

## Kitchen

11'10 x 9'04 (3.61m x 2.84m)

Upvc double glazed window to rear, fitted wall, base and drawer units with contrasting worktops. Feature under unit lighting and lit display cabinet. Stainless steel sink with mixer tap, five ring gas hob with extractor over and oven. Fixed breakfast bar providing seating. Part tiled walls.

## Utility Room

Wall and base units, stainless steel sink, space for a washing machine and part tiled walls.

## Utility Two

Door to side and boiler.

## Sitting Room

14'01 x 7'06 (4.29m x 2.29m)

Double doors to rear, coving to ceiling and radiator.

## Ground Floor Cloaks

Low level w.c, wash hand basin in vanity and heated towel rail.

## First Floor Landing

With storage cupboard housing hot water tank.

## Bedroom One

12'00 x 12'00 (3.66m x 3.66m)

Upvc double glazed window to front, wo double fitted wardrobes and radiator.

## En-Suite

Upvc double glazed obscure window to side, fitted shower cubicle, low level w.c, wash hand basin and part tiled walls.

## Bedroom Two

9'09 x 9'08 (2.97m x 2.95m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

## Bedroom Three

13'00 x 9'05 (3.96m x 2.87m)

Two Upvc double glazed window to rear and radiator.

## Bedroom Four

15'08 x 6'09 (4.78m x 2.06m)

Two Upvc double glazed windows to front and radiator.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c and wash hand basin.

## Externally

To the front there is a garden which is mainly laid to lawn, driveway providing off street parking, access to the garage and gated access to the rear. There is also a fitted Podpoint 7kw car charger. To the rear is a generous size garden which has lawn and pebbles areas, well established borders and storage shed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

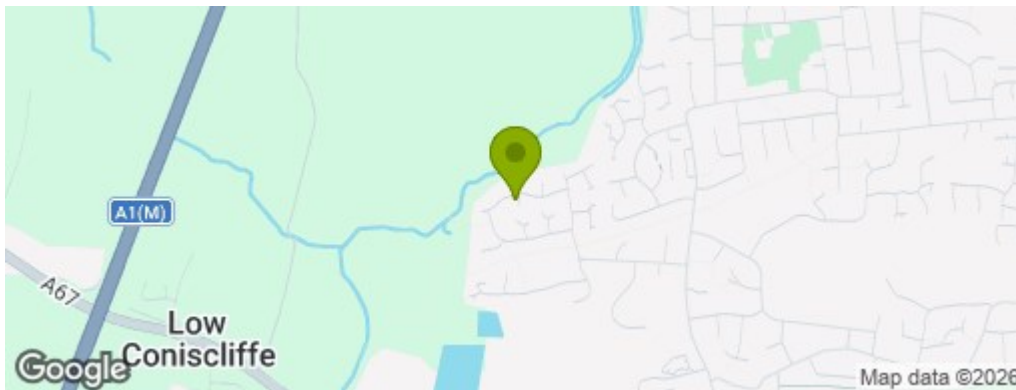
Council Tax Band: E  
Annual Price: £2,899  
Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.08 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
2 Mbps  
Superfast  
55 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 110228



## Property Information

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